

## Article 12 – Commercial and Industrial Zones

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### 25.12.01 - Purpose

- a. *Commercial Zone* - The purpose of the Commercial Zone is to provide limited retail and service facilities convenient to nearby residential neighborhoods. To this end:
  1. Uses are limited primarily to convenience goods and services satisfying the household or personal needs of the residents of adjacent residential neighborhoods; and
  2. Standards are established comparable to those for residential low-density zones, resulting in similar building bulk and retaining a relatively low concentration of vehicular traffic as compared to other zones with commercial uses.
- b. *Industrial Zones*
  1. *Light Industrial* – The purpose of this zone is to provide space for limited light manufacturing, warehousing, and wholesaling facilities necessary to serve residents of the City and surrounding areas, to provide general retailing facilities for certain commodities appropriate in an industrial zone, and to provide live-work housing opportunities entirely within the same building for employees of these businesses.
  2. *Heavy Industrial* – The purpose of this zone is to provide sites for a wide range of industrial and related uses which may need various types of access, and which, because of the nature of their operation, may or may not be compatible in close proximity to other land uses.

### 25.12.02 – Zones Established

The individual zones include the following:

| Type of Zone | Distinguishing Feature                                | Name of Zone              |
|--------------|---|---------------------------|
| Commercial   | Only commercial uses on less than 5 acres             | Commercial ("C")          |
| Industrial   | Lower impact industrial zone allowing live-work units | Industrial, Light ("I-L") |
|              | Higher impact industrial zone                         | Industrial, Heavy ("I-H") |

**25.12.03 – Land Use Tables**

- a. The uses permitted in the single unit residential zones are shown in the table below.
- b. Uses are subject to applicable conditions of site plan approval.
- c. All special exceptions are subject to the requirements of Section 25.15.01.
- d. Key: P = Permitted Use; S = Special Exception; C = Conditional Use; N = Not Permitted

|                              | Uses  | Zones      |                  |                  | Conditional requirements or related regulations                                   |
|------------------------------|---|------------|------------------|------------------|---|
|                              |   | Commercial | Light Industrial | Heavy Industrial |   |
| <b>a. Residential:</b>       | Live/work units   | P          | P                | N                | Includes dwelling unit for caretaker in connection with a self-storage warehouse. |
|                              | Personal living quarters  | N          | S                | N                | See Sec. 25.15.02.q   |
| <b>b. Institutional uses</b> | Adult day care  | P          | P                | N                |   |
|                              | Charitable or philanthropic institutions  | C          | P                | N                | Conditional use must not exceed 5,000 sq. ft. of gross floor area                 |
|                              | Child care center   | P          | P                | N                |   |
|                              | Educational institutions, private   | P          | P                | N                |   |
|                              | Housing for senior adults and persons with disabilities   | S          | N                | N                | See Sec. 25.15.02.j   |
|                              | Libraries, museums and art galleries  | C          | N                | N                | Conditional use must not exceed 5,000 sq. ft. of gross floor area                 |
|                              | Places of worship   | P          | P                | N                |   |
| <b>c. Medical services:</b>  | Ambulance service   | C          | C                | N                | Conditional use must not adjoin residential uses                                  |
|                              | Hospital  | N          | S                | N                | Sec. 25.15.02.i   |
|                              | Veterinarian office and animal hospital   | P          | P                | N                |   |
| <b>d. Miscellaneous uses</b> | Kennel  | N          | P                | P                |   |
|                              | Private club  | P          | P                | N                |   |
|                              | Public utility buildings and structures   | P          | P                | P                |   |
|                              | Publicly-owned or publicly-operated buildings and uses, excluding sanitary landfills  | P          | P                | P                |   |
|                              | Wireless communication facility entirely within an existing building or on the roof or side of a building, or attached to an existing structure | C          | C                | C                | Conditional use subject to the requirements of Sec. 25.09.07                      |
|                              | Wireless communication freestanding ground mounted antenna support structure  | S          | S                | S                | Subject to the requirements of Sec. 25.09.08 and 25.15.02.y                       |
|                              |   |            |                  |                  |   |

|   | Uses   | Zones      |                  |                  | Conditional requirements or related regulations                 |
|---|--|------------|------------------|------------------|---|
|   |  | Commercial | Light Industrial | Heavy Industrial |   |
| e. Temporary uses:                        | Christmas tree sales between the fourth Friday in November and December 25.  | C          | C                | C                | Conditional use subject to the requirements of Sec. 25.09.04    |
|   | Garden produce only during the months of May through October.  | C          | C                | N                |   |
|   | Temporary buildings or yard for construction materials or equipment, both incidental and necessary to construction in the immediate area | C          | C                | C                |   |
|   | Temporary carnivals and festivals  | C          | C                | C                |   |
|   | Temporary office or model home both incidental and necessary for the sale or rental of real property in the immediate area.              | C          | C                | C                |   |
|   | Mobile uses  | C          | C                | N                |   |
| f. Commercial, office and industrial uses | 1. Retail sales and services   |            |                  |                  |   |
|   | Alcoholic beverages for consumption off the premises   | P          | N                | N                |   |
|   | Alcoholic beverages for consumption on the premises of any restaurant  | P          | P                | N                |   |
|   | Auctioneer and commercial gallery  | C          | C                | N                | Conditional Use limited to 2,500 sq. ft. for any one tenant     |
|   | Automobile repair parts sales, excluding installation and service  | P          | N                | N                |   |
|   | Boats and marine supplies  | N          | P                | N                |   |
|   | Consumable goods to be used in the home  | P          | N                | N                |   |
|   | Durable goods to be used in the home   | P          | N                | N                |   |
|   | Flowers, except from outdoor garden or greenhouse  | P          | N                | N                |   |
|   | Garden supplies  | P          | P                | N                |   |
|   | Home maintenance services  | P          | P                |                  |   |
|   |  |            |                  |                  |   |
|   | Office business equipment sales and service  | P          | N                | N                |   |
|   | Personal care facility   | P          | N                | N                |   |
|   | Pet grooming   | P          | N                | N                |   |
|   | Public transportation station  | C          | C                | C                | Conditional use must comply with any recommendation of the Plan |
|   | Repair of household appliances, inc'l home electronic equipment  | P          | P                | N                |   |
|   | Taxicab service  | P          | P                | N                |   |
|   | Wearing apparel and related accessories  | P          | P                | N                |   |
|   | Wearing apparel services   | P          | P                | N                |   |

|   | Uses   | Zones      |                  |                  | Conditional requirements or related regulations                      |
|---|--|------------|------------------|------------------|--|
|   |  | Commercial | Light Industrial | Heavy Industrial |  |
| Commercial, office and industrial uses (con't): | 2. Food services:  |            |                  |                  |  |
|   | Caterer, no seating  | N          | P                | N                |  |
|   | Carry-out  | P          | P                | N                |  |
|   | Restaurant   | P          | S                | N                |  |
|   | Restaurant with drive through lane   | S          | N                | N                | See Sec. 25.15.02.c & t  |
|   | 3. Office uses:  |            |                  |                  |  |
|   | Banks and financial institutions with no drive through lanes   | P          | N                | N                |  |
|   | Banks and financial institutions with drive through lanes  | S          | N                | N                |  |
|   | Duplicating service  | P          | P                | N                |  |
|   | General and professional offices   | C          | C                | N                | Conditional use limited to 25% of the gross floor area of a building |
|   | Medical and dental laboratories  | N          | P                | N                |  |
|   | Medical professional offices.  | C          | N                | N                | Conditional use limited to 4,500 square feet for any one tenant.     |
|   | 4. Motor Vehicle Services:   |            |                  |                  |  |
|   | Automobile filling station   | S          | S                | S                | See Sec. 25.15.02.c  |
|   | Automobile fluid maintenance station   | N          | P                | N                |  |
|   | Automobile rental  | P          | N                | N                |  |
|   | Automotive repair facility   | N          | P                | N                |  |
|   | Mechanical car wash  | N          | P                | N                |  |
|   | Motor vehicle and trailer sales, indoor; including new and reconditioned parts and accessories and service incidental thereto. | N          | P                | N                |  |
|   | Motor vehicle towing service, without storage on the premises  | N          | P                | N                |  |
|   | Tires, batteries and accessory sales, including service incidental thereto.  | N          | P                | N                |  |

|                                       | Uses  | Zones      |                  |                  | Conditional requirements or related regulations              |
|---------------------------------------|---|------------|------------------|------------------|--|
|                                       |   | Commercial | Light Industrial | Heavy Industrial |  |
| <b>g. Miscellaneous uses</b>          | Health and fitness establishment  | C          | P                | N                | Conditional use limited to 4,500 sq. f.                      |
|                                       | Outdoor recreational establishment, commercial, except shooting gallery or range. | N          | S                | N                |  |
|                                       | Recreational and sport facility, indoor, commercial.                              | N          | P                | N                |  |
|                                       | Recreational establishment, indoor, commercial, except shooting gallery or range. | N          | C                | N                | Conditional use cannot occupy more than 50% of any building. |
|                                       | Shooting gallery or range   | N          | S                | S                |  |
|                                       | Adult entertainment establishment   | N          | S                | N                | See Sec. 25.15.02.b  |
| <b>h. Industrial and service uses</b> | Heavy industrial uses   | N          | N                | P                |  |
|                                       | Light and medium industrial uses  | N          | P                | P                |  |
|                                       | Service industrial uses   | N          | P                | P                |  |

## 25.12.04 - Dimensional Development Standards

### a. Table of Dimensional Development Standards

| Zone | Max zone area (acres) | Min Zone Area (square feet) | Lot Coverage          |                     | Setback Requirements |                                       |                              |  |  |                                     | Maximum Height           | Conditional requirements or related regulations   |
|------|-----------------------|-----------------------------|-----------------------|---------------------|----------------------|---------------------------------------|------------------------------|--|--|-------------------------------------|--------------------------|---|
|      |                       |                             |                       |                     | Min. Front (feet)    | Side Yard                             |                              | Rear Yard                              |  |                                     |                          |   |
|      |                       |                             | Max. Lot coverage (%) | Min. green area (%) |                      |                                       | Side Street abutting (feet)  |  |  | Nonresidential land abutting (feet) | Res land abutting (feet) | Residential land abutting (feet)  |
| C    | 5                     | 6,000                       | 35                    | 10                  | 10'                  | 10'                                   | 0 or 10' minimum if provided | 8'                                     | Building height, but not less than 25' | 0 or 10' minimum if provided        | 30'                      | When adjoining land is located in, or recommended in the Plan for single unit residential development, building height cannot exceed a line formed by an angle of 30 degrees measured from a point beginning at the relevant side or rear property of the adjoining residential property. |
| I-L  | -                     | -                           | 50                    | 10                  | 25'                  | 10'                                   | 0 or 10' minimum if provided | Building height, but not less than 30' | Building height, but not less than 30' | 0 or 10' minimum if provided        | 40'                      |   |
| I-H  | -                     | -                           | -                     | 10                  | 25'                  | 10' from ROW, or 60' from center-line | 0 or 10' minimum if provided | Building height, but not less than 30' | Building height, but not less than 30' | 0 or 10' minimum if provided        | 70'                      |   |

b. *Setbacks*

1. *Side Yard Setbacks* – Two (2) side yard setbacks are required unless otherwise specified.
2. *Side and Rear Setbacks with Residential Land Abutting* - The minimum setback from abutting residential land shall not apply when the land is shown for nonresidential use in the Plan.
3. *Rear and Side Setbacks from a Transit Right-of-Way* – In the commercial zone the relevant side or rear setback is required from a railroad or public transit right-of-way.

c. *Parking Structures* – Parking structures constructed at or below grade are excluded from the lot coverage and building setback requirements.

d. *Additional Commercial and Light Industrial Zone Standards* – Additional standards to mitigate the impact of development on adjoining residential development, excluding mixed use developments including residential uses:

1. For new nonresidential development or redevelopment, when abutting residential land that is shown as residential in the Plan, the following standards apply:
  - (a) A building façade of one hundred (100) feet or more must have façade offsets of at least 2 feet for every fifty (50) feet of façade length.
  - (b) If a building façade exceeds two hundred (200) feet long facing a residential zone, the building must be set back one (1) foot for each additional foot of length exceed two hundred (200) feet.
  - (c) Structured parking above grade is prohibited where the parking structure would be immediately adjacent to a residential low density zone property where residential development is limited to a maximum building height of thirty five (35) feet.
2. In addition to the height limits set forth in this Article, a building cannot penetrate a layback slope line of thirty (30) degrees, beginning from the closest ground point of the lot line of any property within a Public Park zone or within any residential zone where single unit detached or semi-detached development exists or is shown on the Plan, regardless of intervening roads or other transportation facilities.

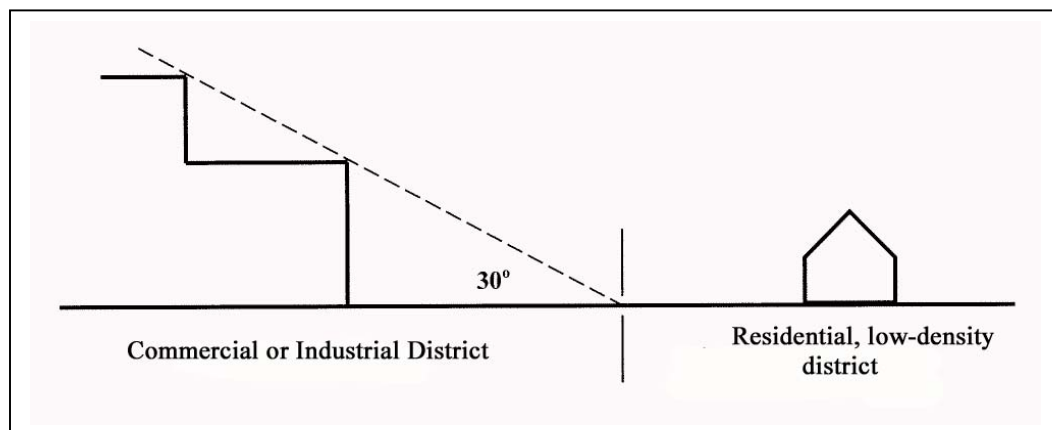


Figure \_\_ - Layback Slope Example

#### **25.12.05 – Accessories**

All accessory uses and structures must comply with the provisions of Sections 25.09.01, 25.09.02, and 25.09.03 of this Chapter.

#### **25.12.06 – Nonconformities**

All nonconforming uses and structures must comply with the provisions of Article 8 of this Chapter.

#### **25.12.07 – Parking and Loading Requirements**

All parking and loading within commercial and industrial zones must comply with the provisions of Article 16 of this Chapter.

#### **25.12.08 – Landscaping and Buffer Requirements**

All landscaping and buffering within commercial and industrial zones must comply with the provisions of Article 17 of this Chapter.

#### **25.12.09 – Signs**

All signs within the commercial and industrial zones must comply with the provisions of Article 18 of this Chapter.